



The Metropolitan Building, James Joyce Street, Dublin 1

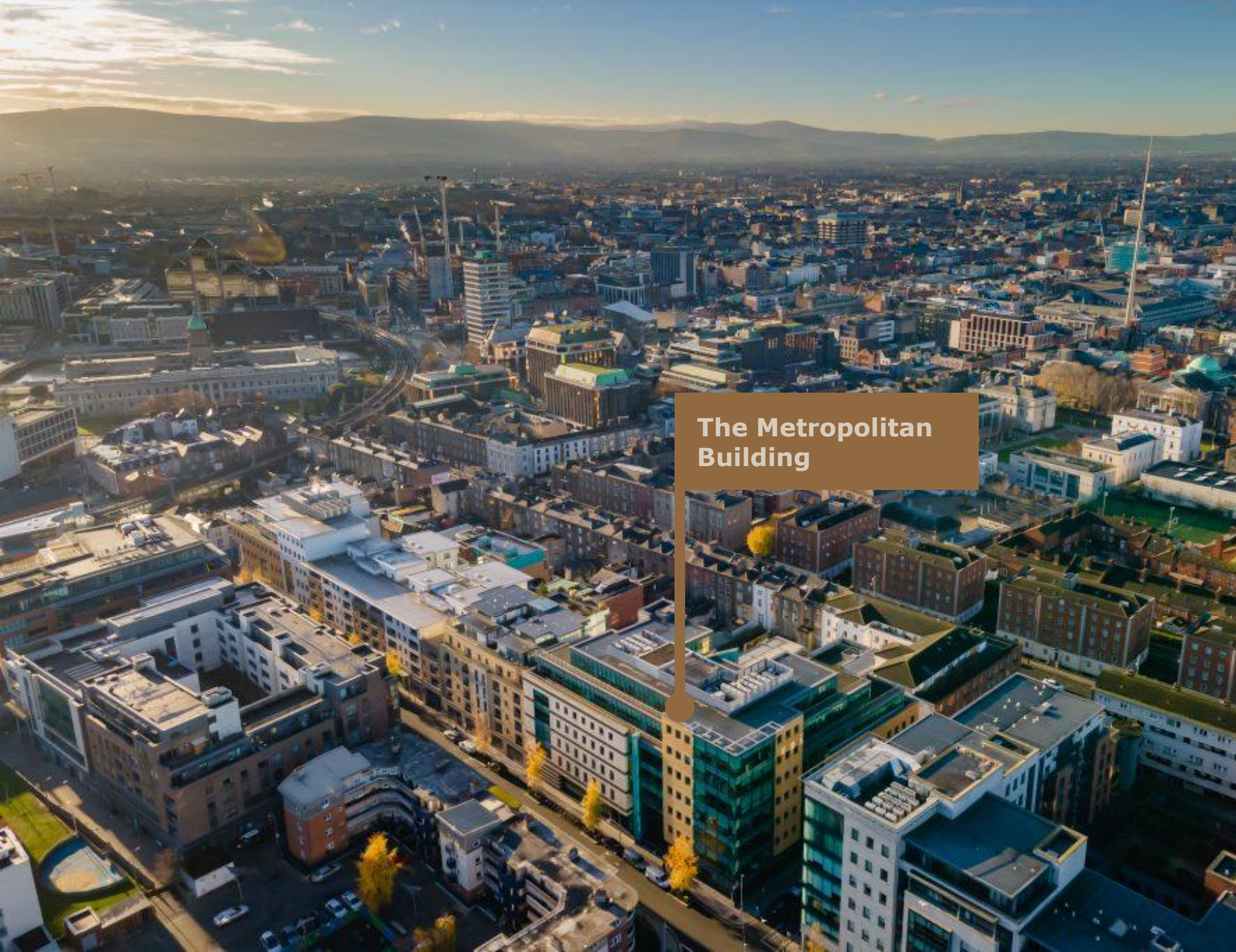


The Metropolitan Building

The Metropolitan Building is a landmark seven-storey office headquarters, strategically positioned in the heart of Dublin 1, offering exceptional connectivity and a premium occupier experience. Flexible office accommodation is available from **4,200 sq.ft. to 55,600 sq.ft.**, complemented by an outstanding range of onsite amenities, including:

- **60 car parking spaces**
- **150 bicycle spaces**
- **Concierge-style arrival experience**
- **Fully equipped gym**
- **Premium changing facilities with vanity areas and lockers**
- **15 high-quality shower rooms**
- **Dedicated drying room with heated lockers**
- **Secure file storage facilities**
- **LEED Gold / BER A Targets**

Combining flexible floorplates with best-in-class amenities, The Metropolitan Building provides an exceptional headquarters opportunity.



Prime City Centre Location

The Metropolitan Building is conveniently located in the heart of Dublin 1. The building sits midway between O'Connell Street and the IFSC, allowing occupiers to make the most of all Dublin has to offer. Leading occupiers situated within the vicinity include Irish Life, Canada Life Assurance (Ireland), Irish Water and VHI.

The surrounding area offers a host of amenities, with numerous cafes, bars and restaurants all located nearby such as One Society, Le Bon Crubeen and Chapter One to name a few. There are an extensive selection of hotels to choose from such as The Gresham Hotel, The Moxy, The Address and The Spencer Hotel (all within a 10 walk).

Location

From Connolly Station and the IFSC to Trinity College, the G.P.O. and Busáras, the Metropolitan Building places sixteen of Dublin's most recognised landmarks within easy reach. Exceptional transport connections and a vibrant city-centre location create a workplace where business, talent and opportunity come together.



The Metropolitan Building

- 1. Ulster Bank
- 2. Tara Street Dart Station
- 3. Jervis Shopping Street
- 4. Henry Street
- 5. G.P.O
- 6. The Spire
- 7. Irish Life

- 8. The Custom House
- 9. Busaras
- 10. AIB International
- 11. I.F.S.C
- 12. Connolly Station
- 13. Independent Newspapers

- 14. Municipal Arts Centre, Offices & Apartments
- 15. Colville House, Irish Water
- 16. Metropolitan Building
- 17. Liberty Hall

- Dart
- Suburban & Intercity Rail
- Luas (Red Line)



Reception CGI



Reception CGI



Lift Lobby CGI



Gym CGI



Toilets Facilities



Changing Rooms



Typical CAT A



Sample CAT B Tenant Fit Out Cost

BUILDING CERTIFICATION (Targets)

- LEED Gold
- Target BER A

FACILITIES

- Concierge-style arrival experience
- Fully equipped gym
- Changing room with vanity, lockers and 15 high-quality shower rooms.
- Dedicated drying room with heated lockers.
- File Storeroom

LIFTS

- 3 no. passenger lifts adjacent to the toilets on each level at main lift lobby.
- 1 no. Goods Lift
- 1 no. Fire Fighting Lift

FLOOR HEIGHTS

- Reception floor-to-ceiling: 4m (exposed services)
- Office floor-to-ceiling: 3.15 m (exposed services)

CAR PARK

- 83 nr. car spaces in total including 8nr. EV car parking
- Secure bicycle storage with 150no. bike spaces and bike repair area.

INTERNAL OFFICE FINISHES

- Walls: Emulsion painted dry lining.
- Raised Access Floors: 600mm x 600mm raised access flooring medium grade.
- Flooring: Carpet Tiles
- Ceilings: Exposed concrete and exposed services.
- Columns: Emulsion painted plasterboard encasement.

M&E

- Fresh air supplied via heat recovery (AHU).
- VRV A/C system
- High efficiency intelligent LED lighting systems
- Two tenant sub distribution boards per floor
- Raised access flooring with floor boxes wired for power
- Back up generator for essential services
- Telco room at basement level
- BMS system
- Roof top PV panel system



87,727 SQ. FT.



7 FLOORS

+ 2 BASEMENT LEVELS



150 BICYCLE SPACES



60

CAR PARKING
SPACES



15

SHOWERS



DRYING
ROOMS

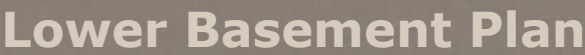


Outline Specifications

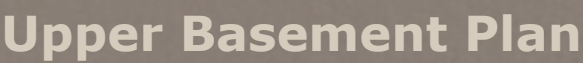
SCHEDULE OF ACCOMMODATION

Floor	NIA Sq.m	NIA Sq.ft
Ground Floor Right side	385.00	4,144
Ground Floor Left side	958.00	10,311
First Floor	1,261.00	13,573
Second Floor	1,279.00	13,767
Third Floor	1,279.00	13,767
Fourth Floor (Occupied)	1,239.80	13,345
Fifth Floor (Occupied)	1,041.75	11,213
Sixth Floor (Occupied)	706.60	7,605
Total	8,150.15	87,727

The above net internal areas are approximate areas only and subject to final measurement.

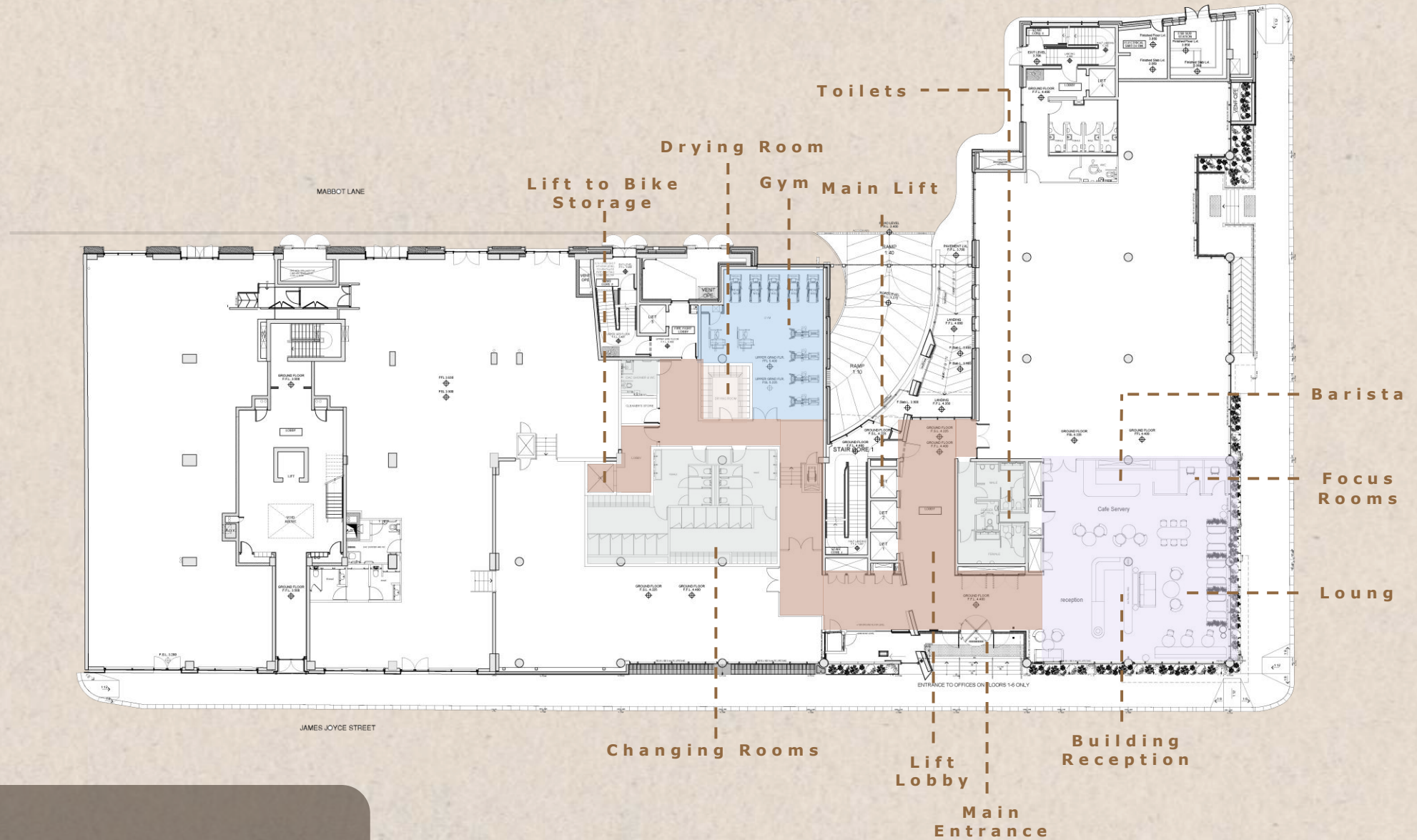


Lower Basement Plan



Legend

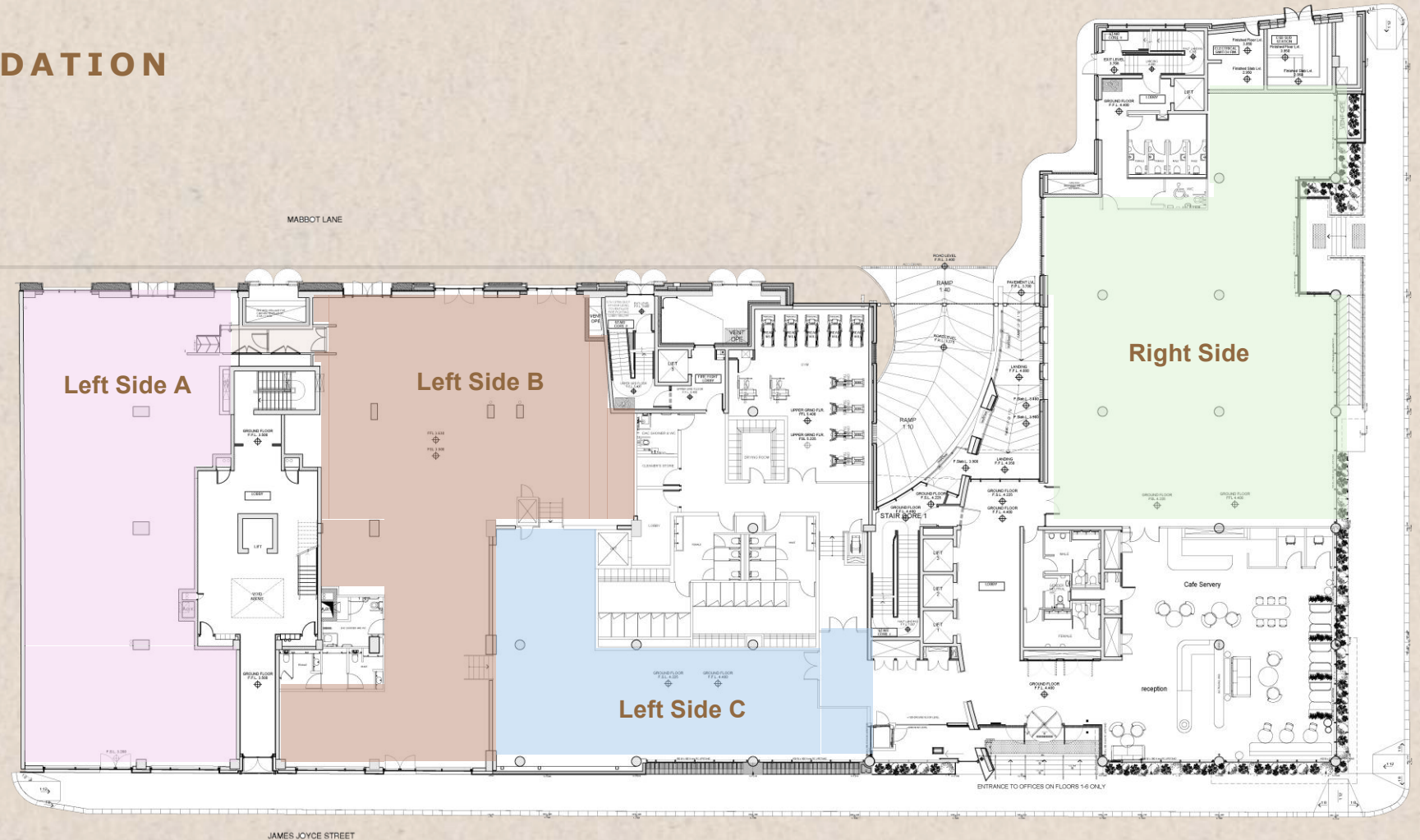
-  Drying Room
-  GF Access Routes
-  Gym
-  Toilet & Changing Rooms
-  Reception Area



Ground Floor Plan – Amenity Spaces

Ground Floor

	Side	NIA Sq.m	Sq.ft
Left Side Splits	Left Side A	351.66	3,785
	Left Side B	410.13	4,415
	Left Side C	195.80	2108

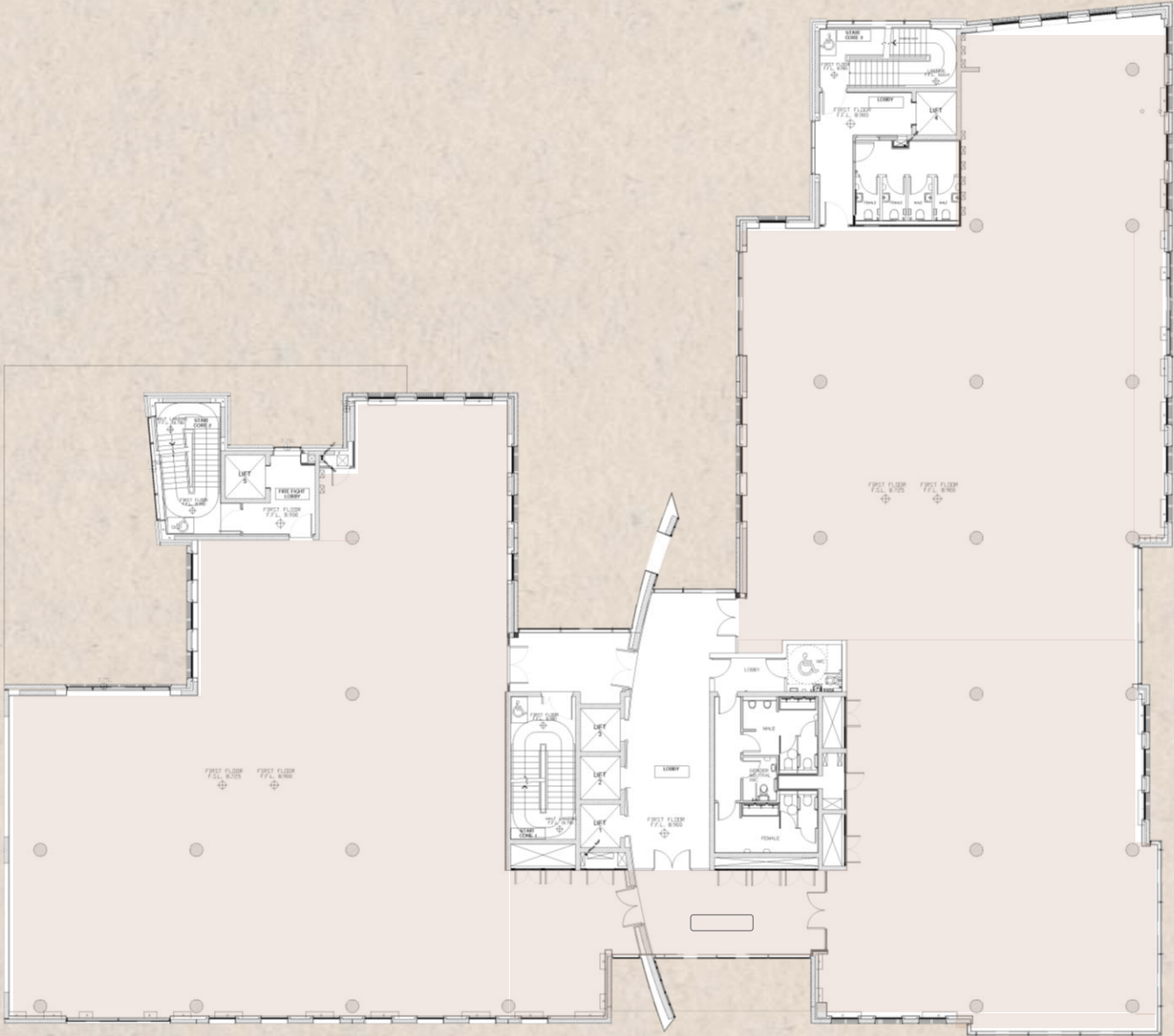


Ground Floor Plan - Cat A

SCHEDULE OF ACCOMMODATION

1st Floor

	Side	NIA Sq.m	Sq.ft
First Floor		1,261.00	13,573



1st Floor Plan - Cat A

SCHEDULE OF ACCOMMODATION

2nd Floor

	Side	NIA Sq.m	Sq.ft
Second Floor		1,279.00	13,767

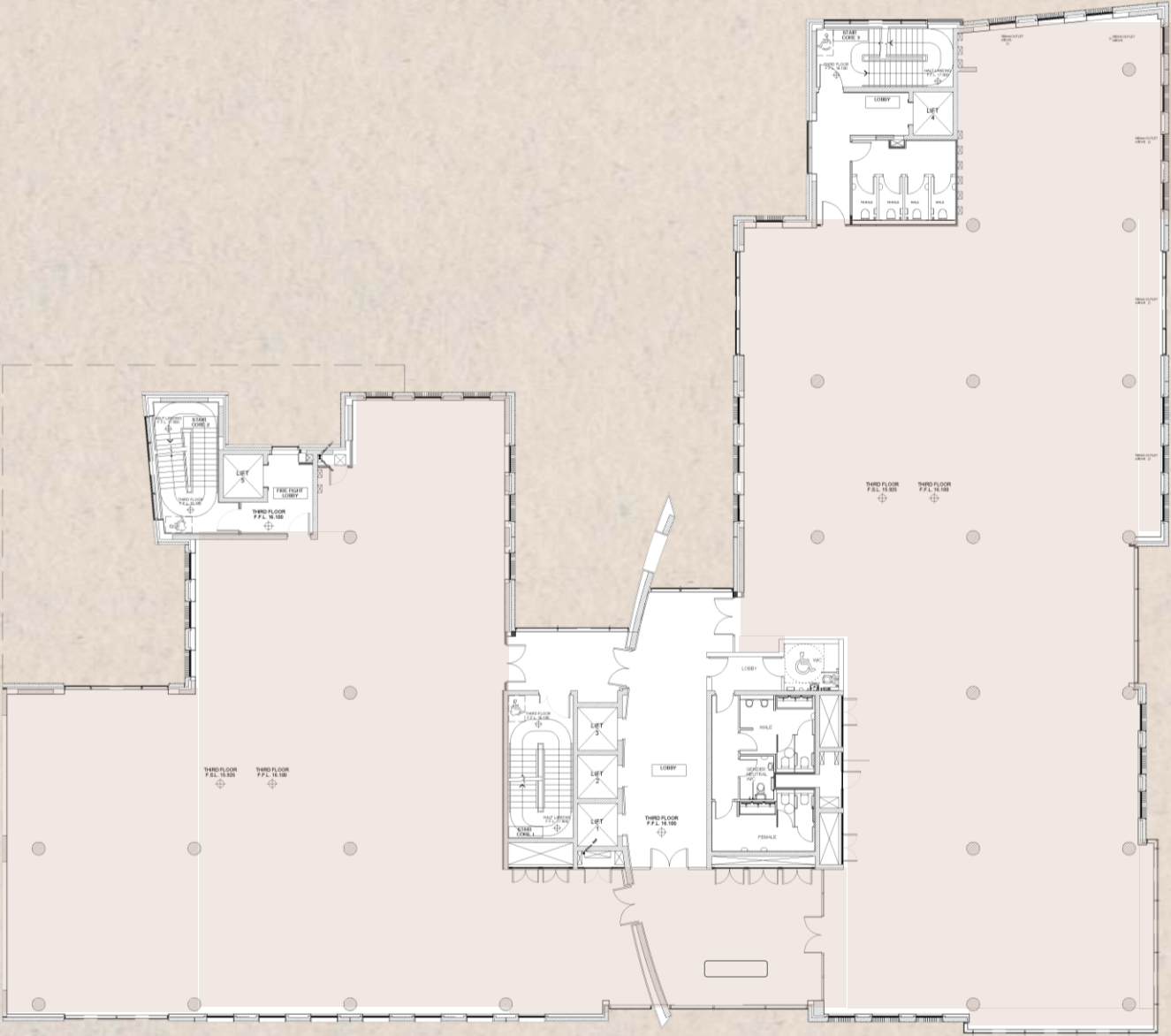


2nd Floor Plan - Cat A

SCHEDULE OF ACCOMMODATION

3rd Floor

	Side	NIA Sq.m	Sq.ft
Third Floor		1,279.00	13,767



3rd Floor Plan - Cat A

SCHEDULE OF ACCOMMODATION

4th Floor (Occupied)

	Side	NIA Sq.m	Sq.ft
Fourth Floor		1,239.80	13,345

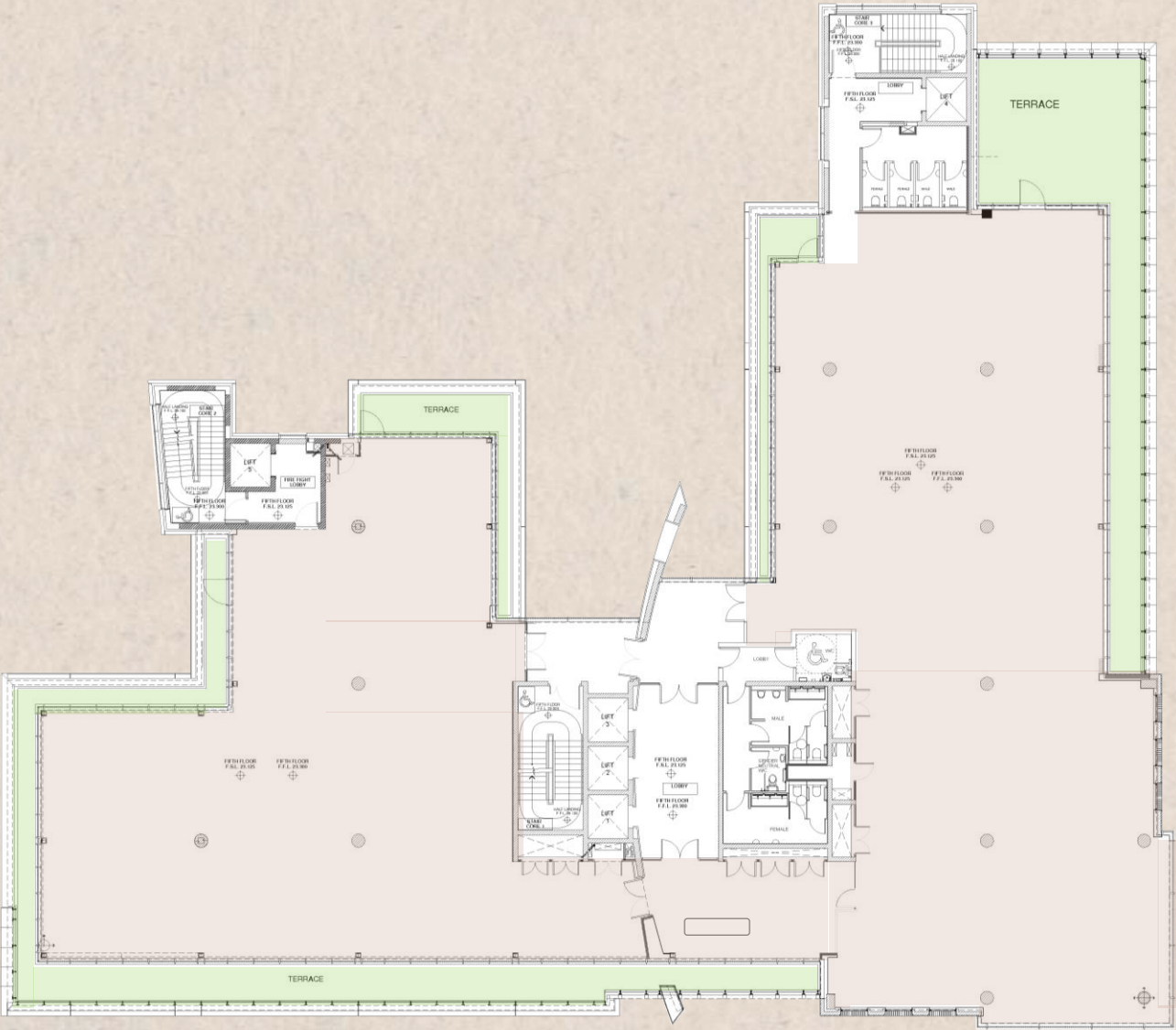


4th Floor Plan - Cat A

SCHEDULE OF ACCOMMODATION

5th Floor (Occupied)

	Side	NIA Sq.m	Sq.ft
Fifth Floor		1,041.75	11,213

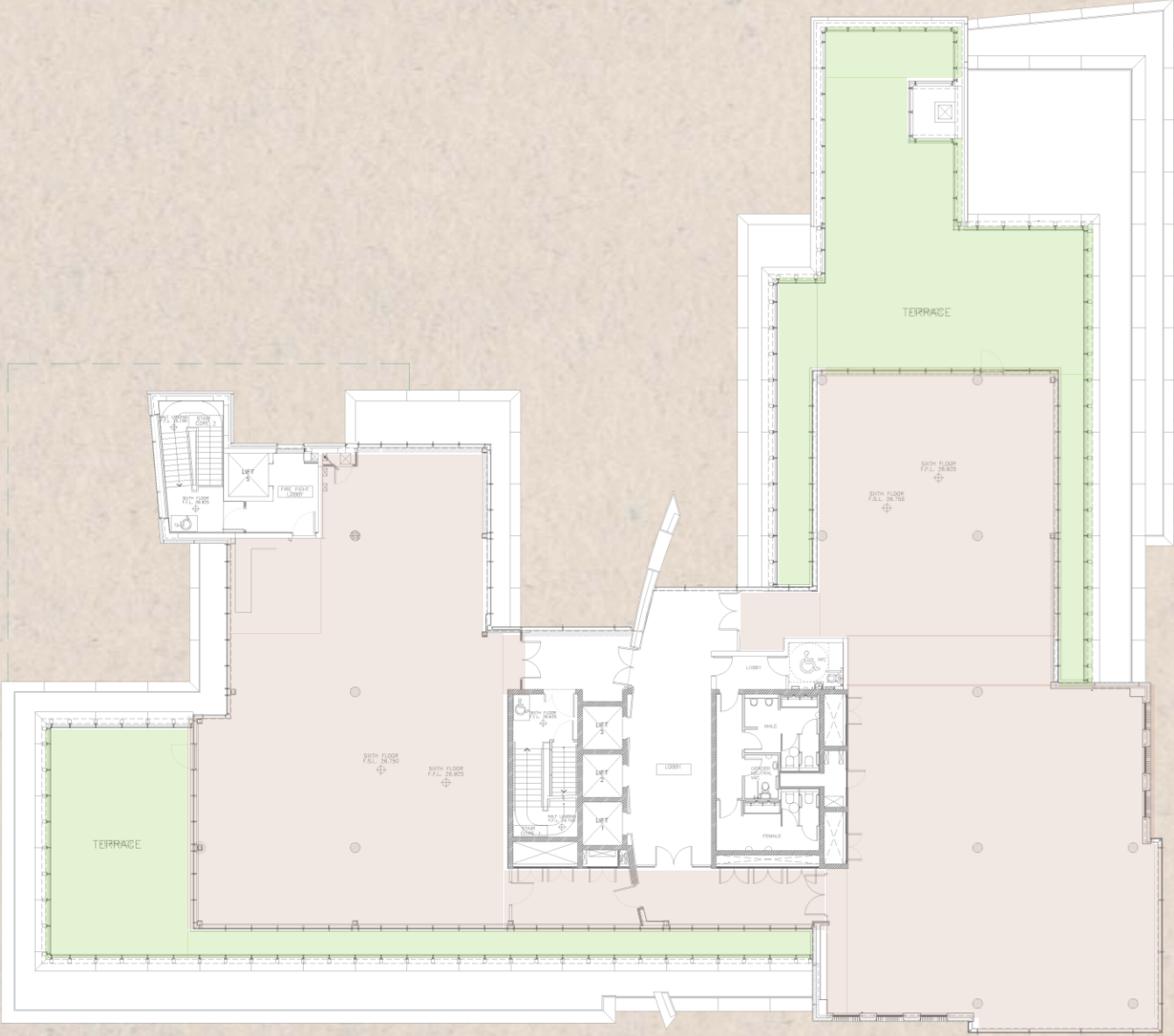


5th Floor Plan - Cat A

SCHEDULE OF ACCOMMODATION

6th Floor (Occupied)

	Side	NIA Sq.m	Sq.ft
Sixth Floor		706.60	7,605



6th Floor Plan - Cat A

Legend

- Tenant work areas
- Tenant meeting and private office
- Tenant Amenities
- Landlord Areas

8.



Typical Floor – Sample Test Fit

8.

DISCLAIMER

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